

05-0-1473

City Council
Atlanta, Georgia

AN ORDINANCE
BY: IVORY LEE YOUNG, JR.

Z-05-68
Date Filed: 7-1-05

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **4290 Bakers Ferry Road, S.W.** be changed from the R-4 (Single family Residential) District to the PD-H (Planned Development-Housing) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 50, 14th ff District, Fulton County Georgia, being more particularly described by the attached legal description and/or survey/map.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District", and Chapter 19A through Chapter 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

LEGEND

• POWER POLE	○ IRON PIN FOUND OR SET
☆ LIGHT POLE	⊙ COMPUTED POINT
— GUY WIRE	CTP CRIMP TOP PIPE
— HEADWALL	OTP OPEN TOP PIPE
— SINGLE WING CATCH BASIN	RB REINFORCING BAR
— DOUBLE WING CATCH BASIN	P.O.B. POINT OF BEGINNING
⊙ STORM SEWER MANHOLE	IPF IRON PIN FOUND
⊙ SANITARY SEWER MANHOLE	IPS IRON PIN SET (1/2" RB)
SSE SANITARY SEWER EASEMENT	BC BACK OF CURB
DE DRAINAGE EASEMENT	x985.0 EXISTING ELEVATION
	+(985.0) PRE-CONSTRUCTION ELEV.
	— WATER FLOW

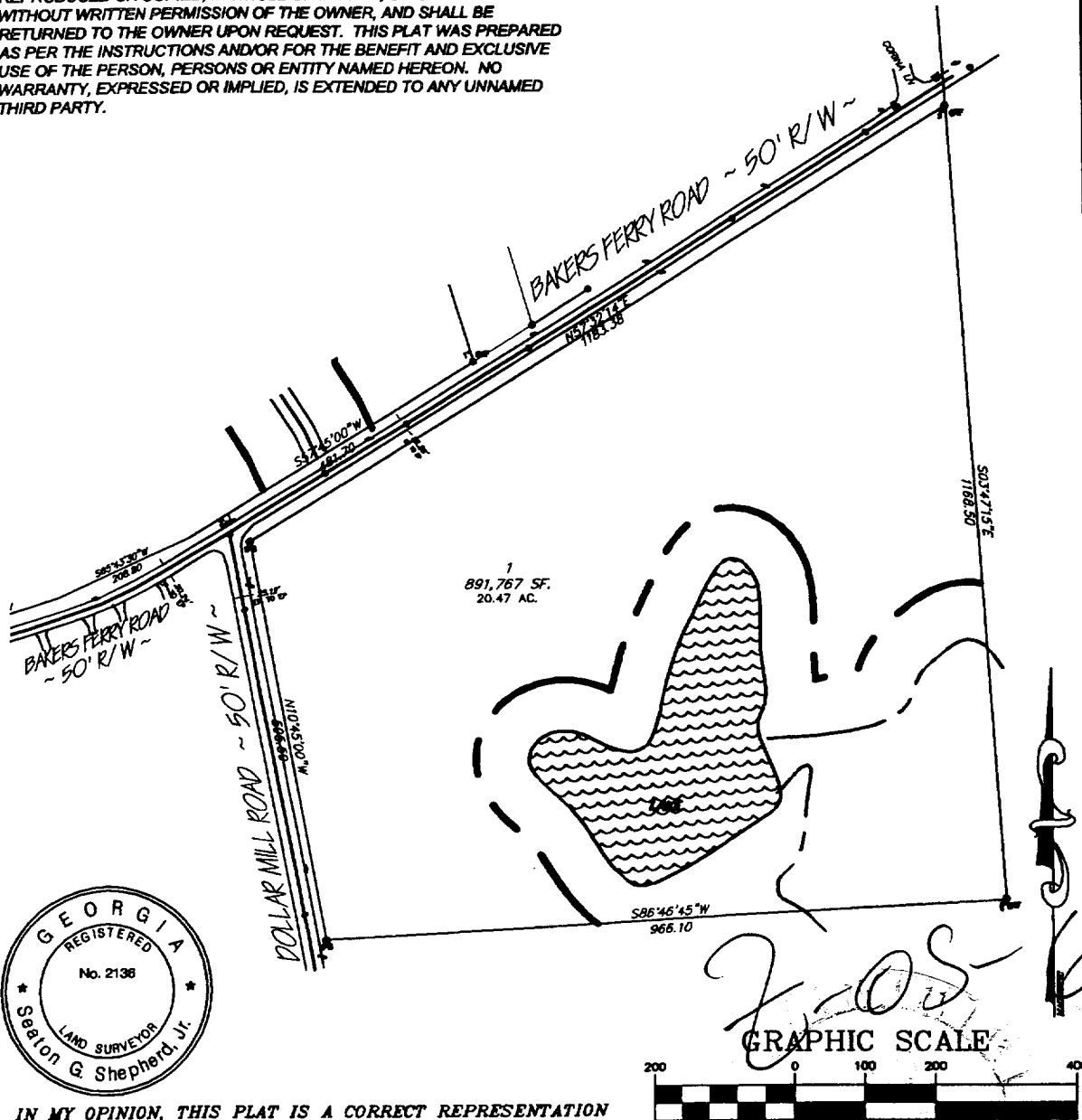
THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 6 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT OR MAP HAS BEEN CALCULATED FOR CLOSURE AND HAVE A CLOSURE PRECISION RATIO OF 1: 100,000

LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TOPCON GTS-304 ELECTRONIC DISTANCE MEASURING DEVICE.

THIS IS TO CERTIFY THAT THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAPS (FIRM) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. COMMUNITY PANEL NUMBER _____; MAP REVISED _____

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IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

GA. R.L.S. No. 2136

*NOT VALID UNLESS SIGNED IN BLUE INK

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SURVEY
FOR:

EARTHWISE

4290 BAKERS FERRY ROAD

LOCATED IN

LAND LOT 50 OF THE 14FF DISTRICT
CITY OF ATLANTA
FULTON COUNTY, GEORGIA
DATE: APRIL 29, 2005
SCALE: 1"=200'
JOB NUMBER: 05-04-440

GRANT SHEPHERD & ASSOCIATES, INC.
Land Surveyors-Site Development
3751 Venture Drive, Suite 20
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PARCEL TWO:

All that tract or parcel of land lying and being in Land Lot 50 of the 14th District of formerly Fayette, now Fulton County, Georgia, consisting of (20.47) acres, more or less, and being more particularly described as follows:

BEGINNING at a point on the East line of Land Lot 50 where the Southern side of Bakers Ferry Rd intersects said Land Lot, which point is the Northwesternmost corner of property of Walter R. King and which point is the 319.68 feet South of the Northeast corner of Land Lot 50; thence running South along the Eastern Land Lot line of Land Lot 50, One Thousand One Hundred Sixty-eight and five-tenths (1168.5) feet South $3^{\circ}47'15''$ East to an iron pin; thence South $86^{\circ}46'45''$ West Nine Hundred Sixty-six and one-tenth (966.1) feet to the East side of Dollar Mill Road as recently straightened and widened; thence North $10^{\circ}45'$ West Five Hundred Ninety-five and five-tenths (595.5) feet along the Eastern side of Dollar Mill Road to a point which is the Southeastern intersection formed by the South side of Bakers Ferry Road and the Eastern side of Dollar Mill Road; thence running North $57^{\circ}45'$ East One Thousand One Hundred Eighty-three and thirty-eight hundredths (1183.38) feet along the Southern or South-eastern side of Bakers Ferry Road to the point of beginning.

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